

FENCE STANDARDS

CITY OF MOUNTAIN VIEW

**COMMUNITY DEVELOPMENT
DEPARTMENT**

When Do I Need A Fence Permit?

In the Single-Family Residential (R1) or Two-Family Residential (R2) zoning districts, a permit is not required for fences that meet certain height and location requirements (see below). For multi-family (R3), commercial and industrial zoning, districts, both a planning and building permit is required prior to modifying or construction of a new fence.

Height Requirements:

R1 and R2 Residential Zoning Districts

The maximum fence height allowed within the front yard area is 3'. A 6' high fence is permitted within the front yard as long as front-yard setbacks are met. Along the side and rear property line, the maximum height allowed without permits is 6'.

A planning and building permit is required when you wish to increase the fence height along the side and rear property boundary. The fence height can be increased to a maximum of 7' when letters from adjacent neighbors stating that they are in agreement with the height increase are submitted to the Planning Division. With the neighbors' letters, an approval for the increased fence height can be issued over the counter. However, if you cannot obtain letters from your neighbors, you will be scheduled for a Development Review Committee (DRC) meeting, where your fence proposal will be formally reviewed.

R3 Multi-Family Commercial and Industrial Zoning Districts

Planning and building permits are necessary prior to construction or modifying your fence. Fence heights are the same as those permitted in the R1 and R2 Districts. We recommend that you discuss your proposal with a staff planner prior to preparation of plans.

NOTE: On front yards and corner lots, the height of fences, walls, hedges or screen planting for front yards and corner lots shall be measured on the established curb grade. On the rear and side yards, the height of fences and walls shall be measured above the elevation of the surface of the ground at such point on the lot on which it is located.

Location Requirements:

R1 and R2 Residential Zoning Districts

Fences may be placed anywhere within the front yard area; however, they are limited to 3' in height. For properties located on a corner, there is a 5' setback from the property

line along the side yard adjacent to the street. Fences up to 3' in height within the required front yard must be located in the "visibility area" (see "Fence and Wall Standards" illustration). This area is formed by measuring 35' along the front and side property lines along the right-of-way from their "extended" intersection and connecting these two points.

R3 Multi-Family Zoning District

Fences may be placed anywhere within the 15' front yard setback area; however, they are limited to 3' in height. Fences up to 7' may be placed anywhere within the side and rear yard areas.

Commercial and Industrial Zoning Districts

The setback requirements vary depending on the zoning and location. We recommend that you discuss your proposal with a staff planner prior to preparation of plans.

NOTE: In no case shall any fence, wall, hedge or screen planting be located so as to cause a hazard to the movement of vehicles or pedestrians, as determined by the Public Works Director.

Entry Features:

Entry features over front yard gates (e.g., open latticed arbors and trellises), not exceeding 8' in height, 3' in depth or 5' in width, are allowed without permits in the R1 and R2 Zones when located within the required front yard but outside the traffic safety visibility areas.

Permit Submittal Requirements:

The Planning Division has a separate application form that must be completed. The form is included in this package for your convenience. Along with the application form, you need to provide three (3) copies of a site plan which shows the location of all structures (house plus all accessory structures), property lines, dimensions and proposed fence locations. In addition, you should show a typical elevation of the fence, including the footing details for the posts (see the following illustrations).

MA/2/GRAPHICS-CD
FenceStds^

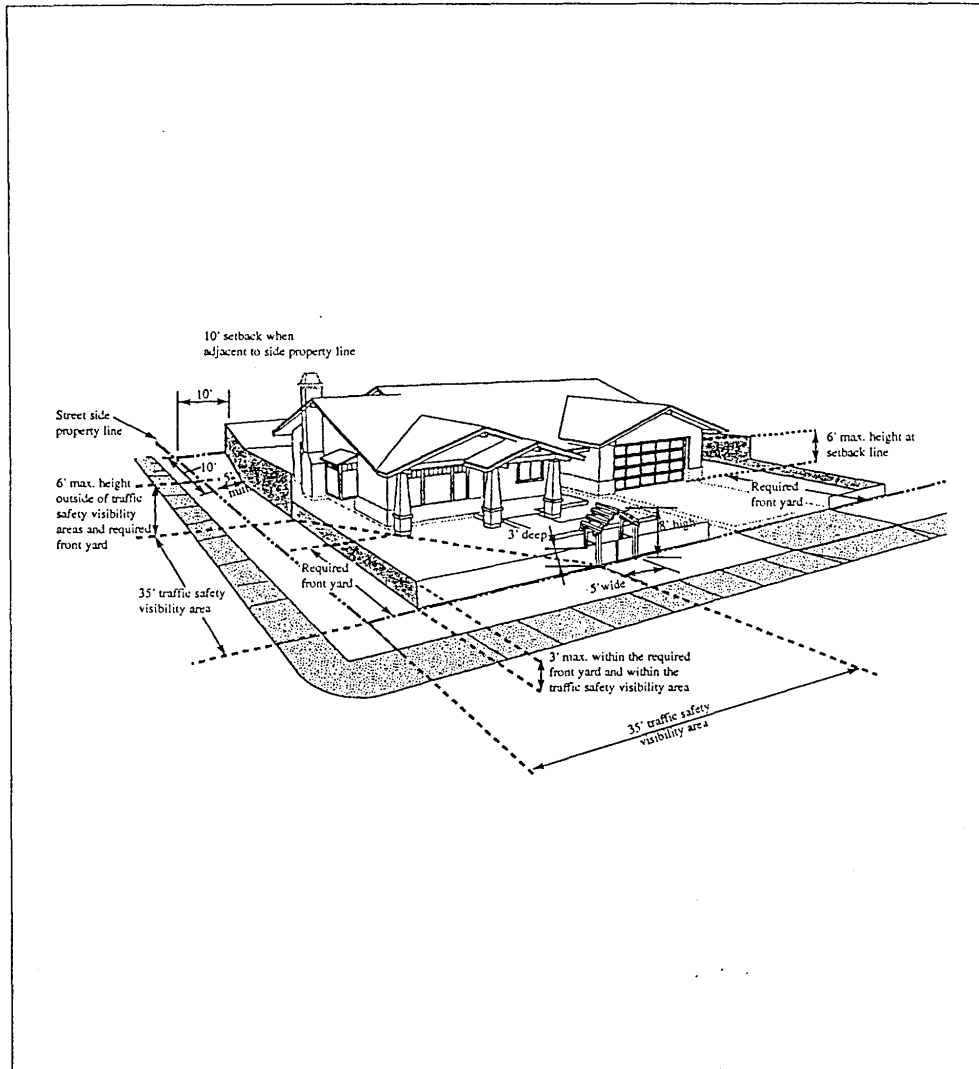
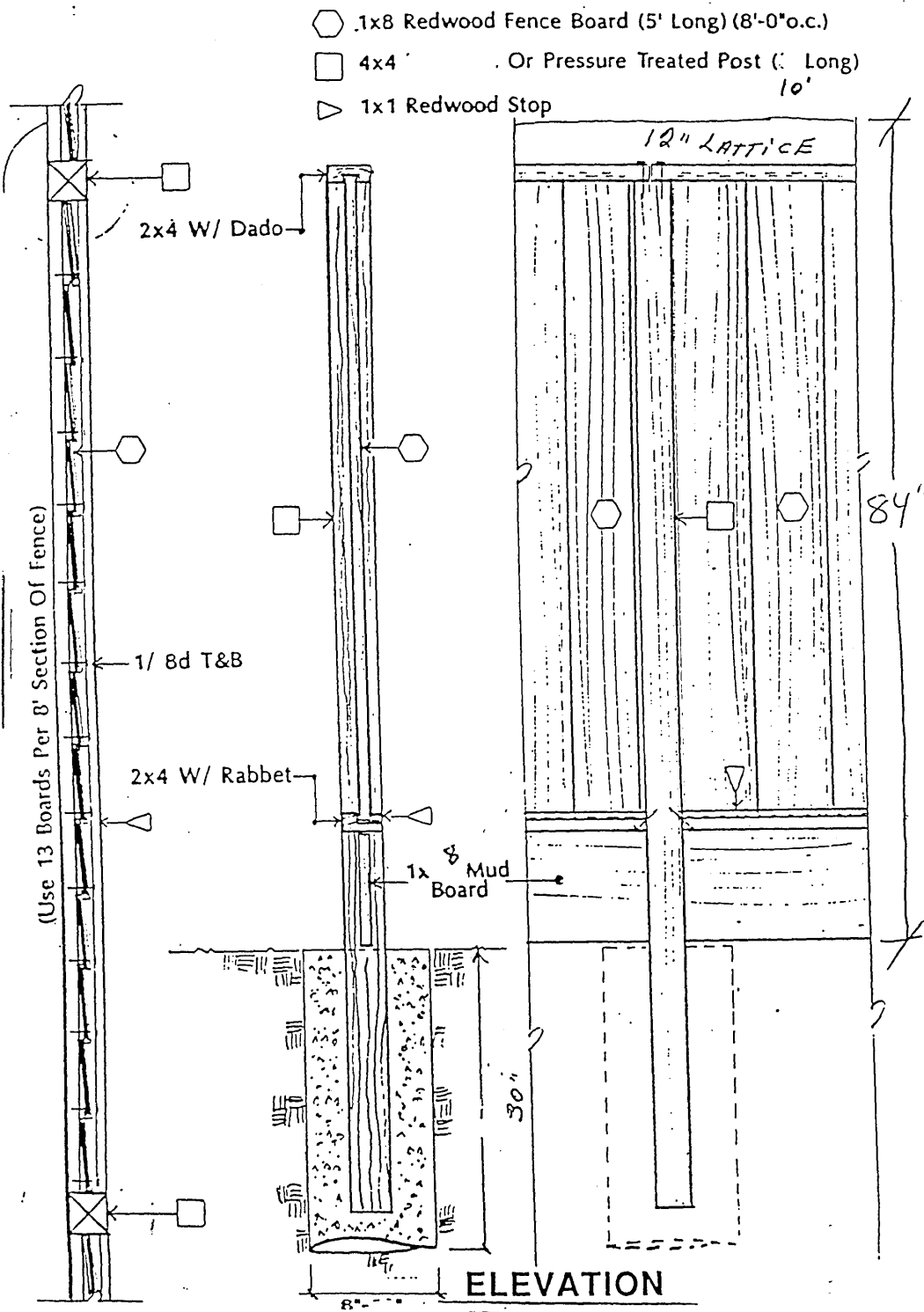


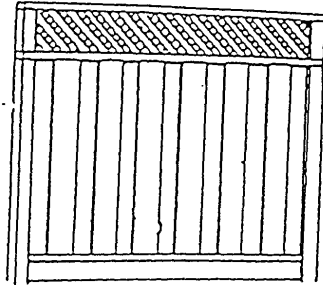
Figure 36.10-1
FENCE AND WALL STANDARDS (For Reference Only)

April 25, 2000

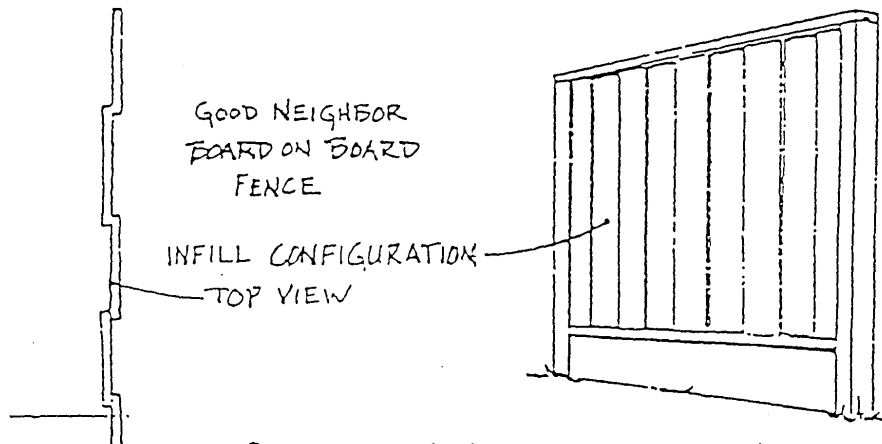
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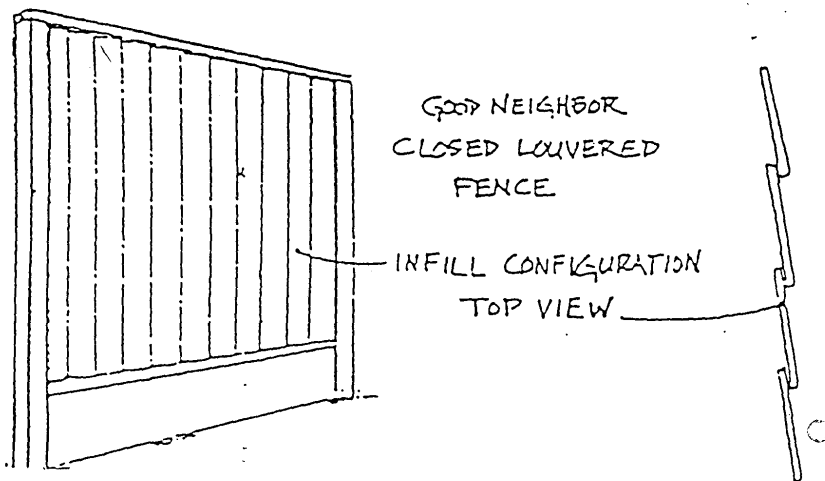
TYPICAL GOOD NEIGHBOR FENCES



GOOD NEIGHBOR BOARD ON BOARD
with LATTICE



BOTH FENCES CONSTRUCTED WITH
4x4x8 POSTS ; 2x4x8 DADOED RAILS;
1x6x5 OR 1x8x5 INFILL BOARDS; and
1x8x8 KICKBOARDS.



CITY OF MOUNTAIN VIEW COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR DEVELOPMENT REVIEW

Official Use Only Acct. No. 213215-2707 <input type="checkbox"/> Development Review Approval <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Planned Community Permit <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Other _____	C.E.Q.A.: <input type="checkbox"/> Nonexempt <input type="checkbox"/> Exempt Class _____ <hr/> Application No. _____ Zone _____ <hr/> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;">Date Stamp</td> <td style="width: 50%; vertical-align: top;">Scheduled For</td> </tr> <tr> <td colspan="2" style="height: 40px;"></td> </tr> <tr> <td colspan="2">Fee _____</td> </tr> <tr> <td colspan="2">Receipt No. _____</td> </tr> </table>	Date Stamp	Scheduled For			Fee _____		Receipt No. _____	
Date Stamp	Scheduled For								
Fee _____									
Receipt No. _____									
PROPOSAL _____ _____ _____ _____									
Materials	Distribution: FD HM PD PW BD PK Other _____								

COMPLETE THIS SECTION FOR ALL APPLICATIONS

Name of Legal Property Owner _____ Telephone (____) _____

Owner's Address _____ City _____ Zip Code _____

Agent's Name (Applicant filing for owner) _____ Telephone (____) _____

Agent's Address _____ City _____ Zip Code _____

Property Address _____ APN No. _____

Briefly Describe Proposal _____

COMPLETE APPLICABLE SECTIONS FOR SPECIAL ZONING ACTION

☐ **CONDITIONAL USE PERMIT**

State why use is appropriate in this location _____

State why use will not be detrimental to proper community development and abutting property _____

☐ **VARIANCE**

State the extraordinary circumstances that apply to this property, building or use that do not apply to other properties, buildings or uses in the zone_____

State why Variance is necessary for the preservation of substantial property rights_____

State why granting the request will not be detrimental to persons in the area, abutting property or the neighborhood

☐ **PLANNED UNIT DEVELOPMENT OR PLANNED COMMUNITY PERMIT**

Describe how proposed development conforms to the General Plan and is in substantial compliance with the regulations of the applicable zoning district_____

Describe how proposed development is superior to standard developments in the underlying zone_____

I declare under penalty of perjury that in securing this permit, I am acting with the knowledge of and on the behalf of the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct.

Signature of Owner or Agent_____ Date_____